

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 22 – Rainer Beach
Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 315
Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$69,300	\$130,400	\$199,700	\$222,100	89.9%	11.73%
2002 Value	\$76,500	\$142,100	\$218,600	\$222,100	98.4%	11.42%
Change	+\$7,200	+\$11,700	+\$18,900		+8.5%	-0.31%
% Change	+10.4%	+9.0%	+9.5%		+9.5%	-2.64%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.31% and -2.64% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales, and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$71,700	\$125,100	\$196,800
2002 Value	\$79,200	\$137,600	\$216,800
Percent Change	+10.5%	+10.0 %	+10.2 %

Number of improved Parcels in the Population: 3798.

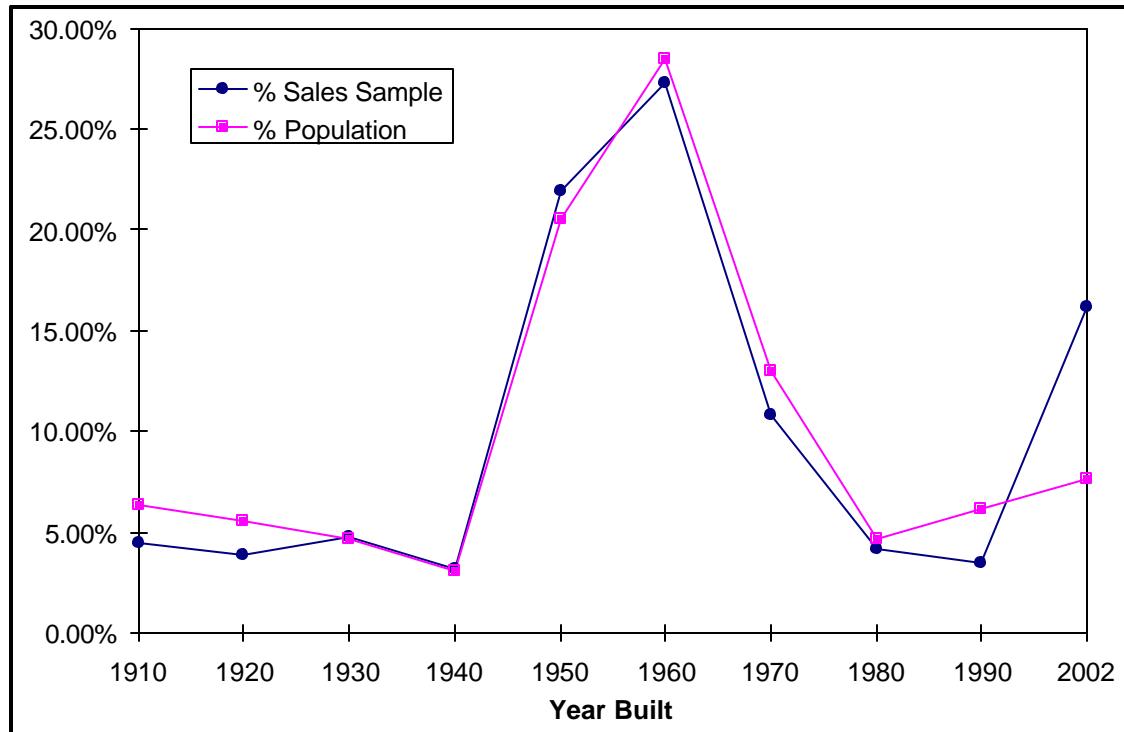
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were built or renovated between 1996-2000 and building grade 8 or 9, building grade 7 improvements with 1000 sqft. or less above grade living area had higher average ratio (assessed value/ sales price) than other improvements and formula adjusts value upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	14	4.44%
1920	12	3.81%
1930	15	4.76%
1940	10	3.17%
1950	69	21.90%
1960	86	27.30%
1970	34	10.79%
1980	13	4.13%
1990	11	3.49%
2002	51	16.19%
	315	

Population		
Year Built	Frequency	% Population
1910	239	6.29%
1920	212	5.58%
1930	177	4.66%
1940	116	3.05%
1950	779	20.51%
1960	1081	28.46%
1970	493	12.98%
1980	177	4.66%
1990	233	6.13%
2002	291	7.66%
	3798	

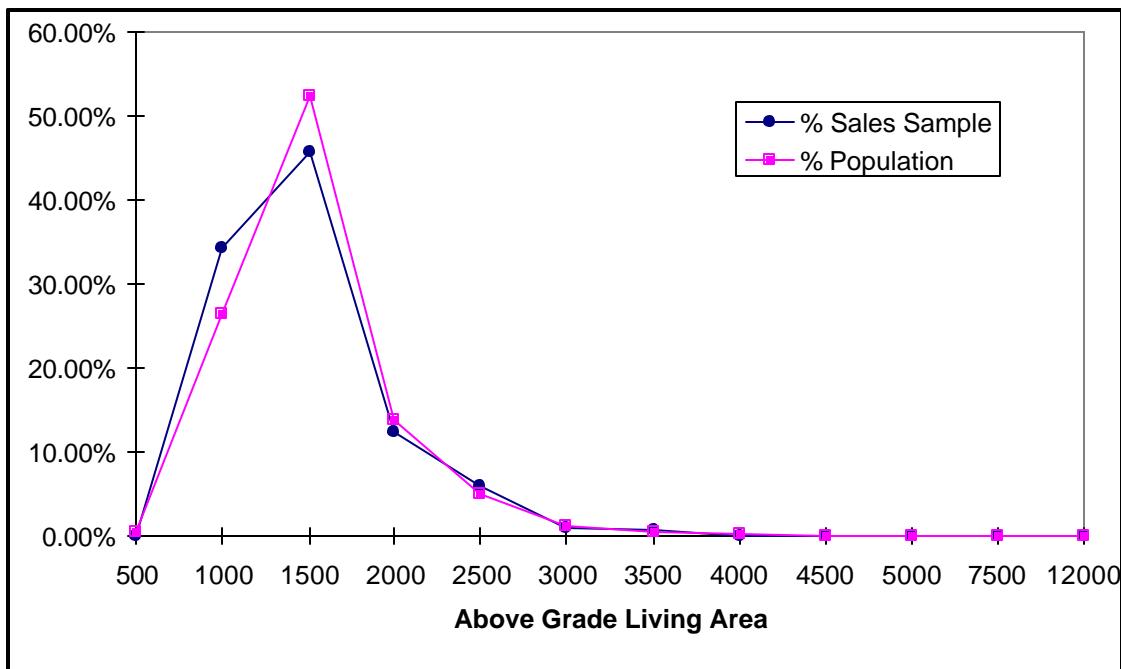


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	108	34.29%
1500	144	45.71%
2000	39	12.38%
2500	19	6.03%
3000	3	0.95%
3500	2	0.63%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	315	

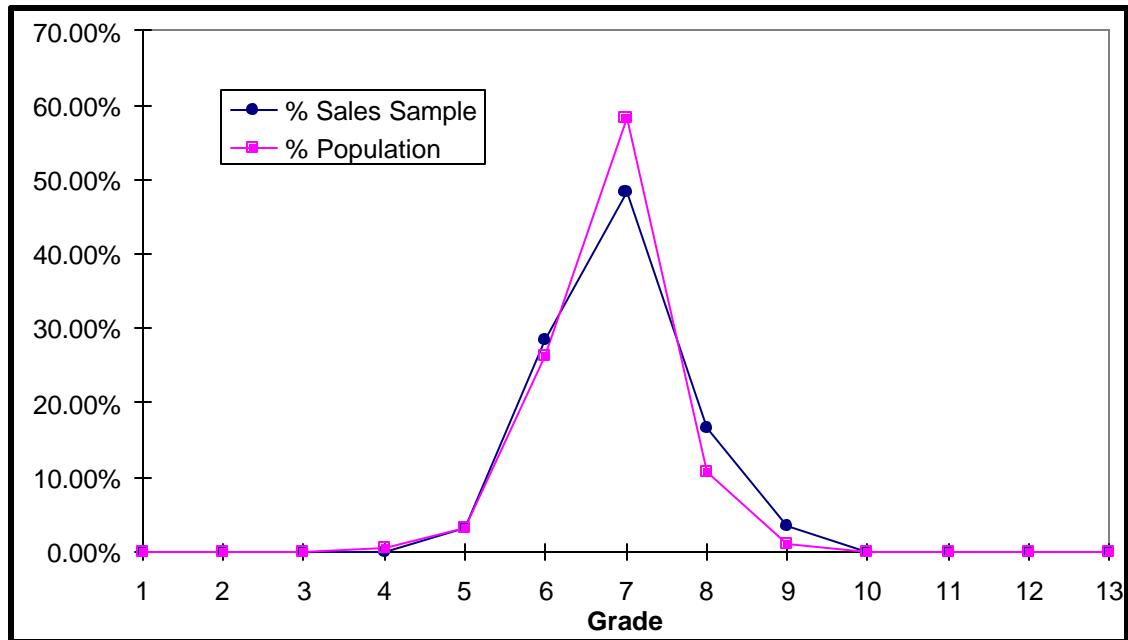
Population		
AGLA	Frequency	% Population
500	14	0.37%
1000	1007	26.51%
1500	1991	52.42%
2000	528	13.90%
2500	186	4.90%
3000	44	1.16%
3500	19	0.50%
4000	5	0.13%
4500	2	0.05%
5000	1	0.03%
7500	1	0.03%
12000	0	0.00%
	3798	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

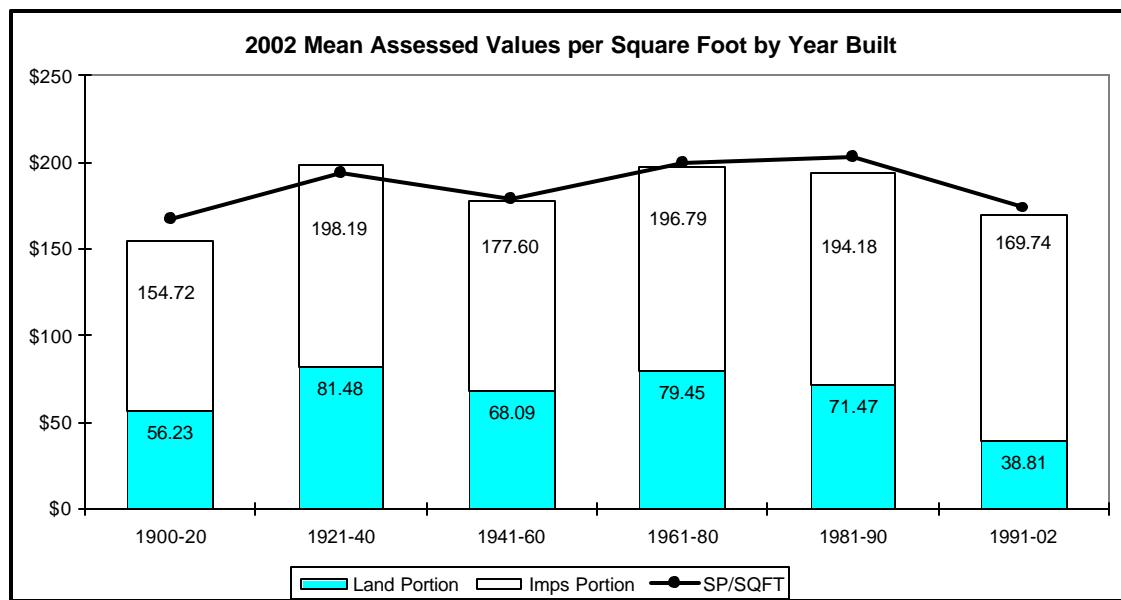
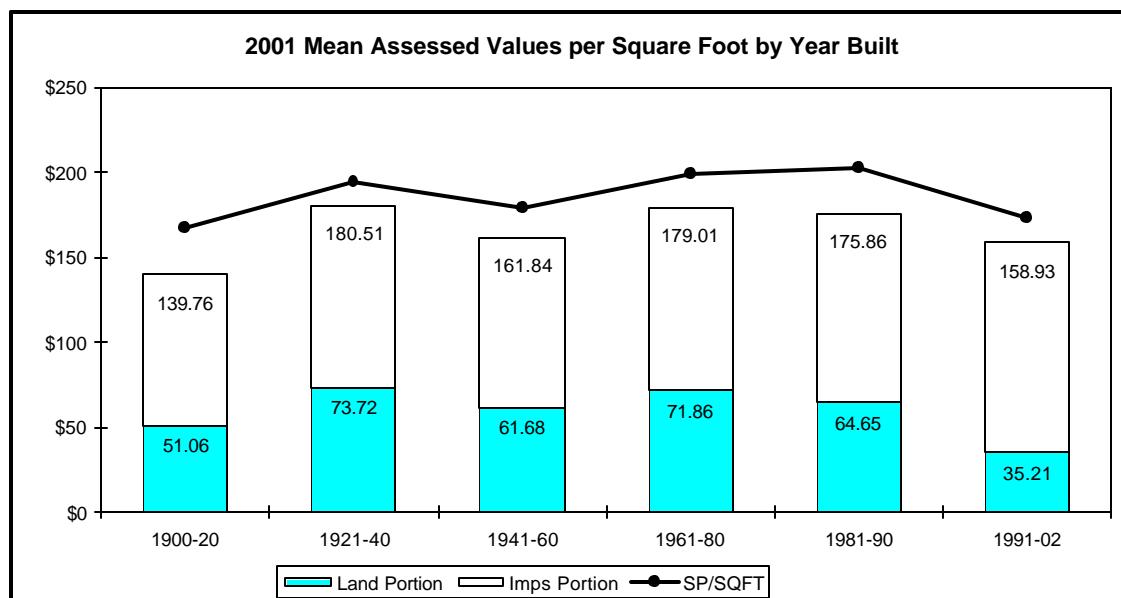
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	3	0.08%
4	0	0.00%	4	14	0.37%
5	10	3.17%	5	117	3.08%
6	90	28.57%	6	1001	26.36%
7	152	48.25%	7	2211	58.21%
8	52	16.51%	8	408	10.74%
9	11	3.49%	9	41	1.08%
10	0	0.00%	10	3	0.08%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	315			3798	



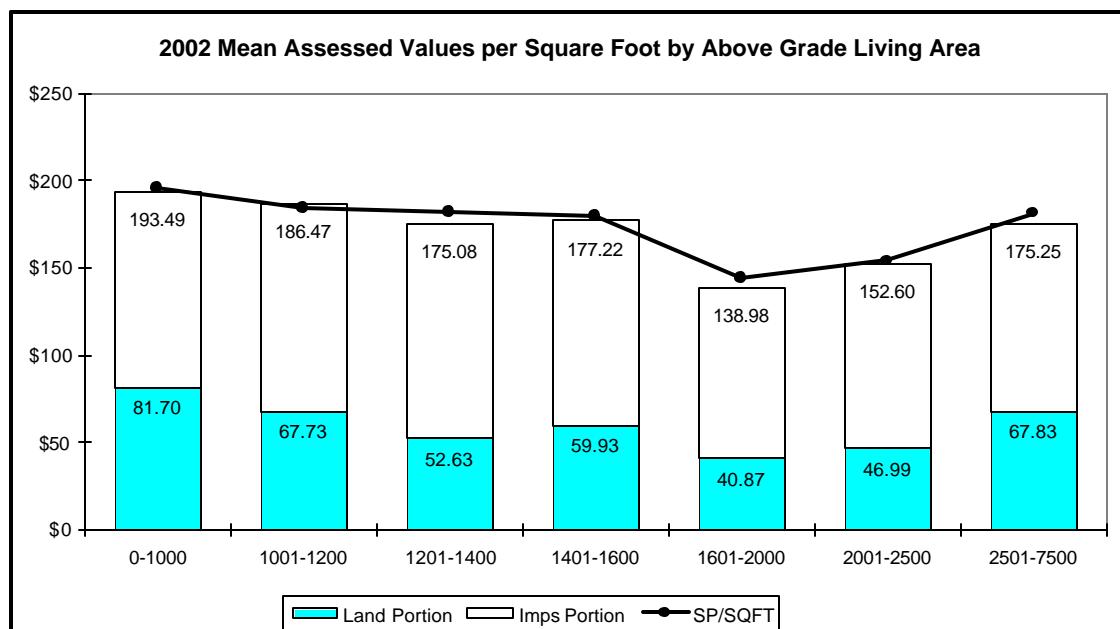
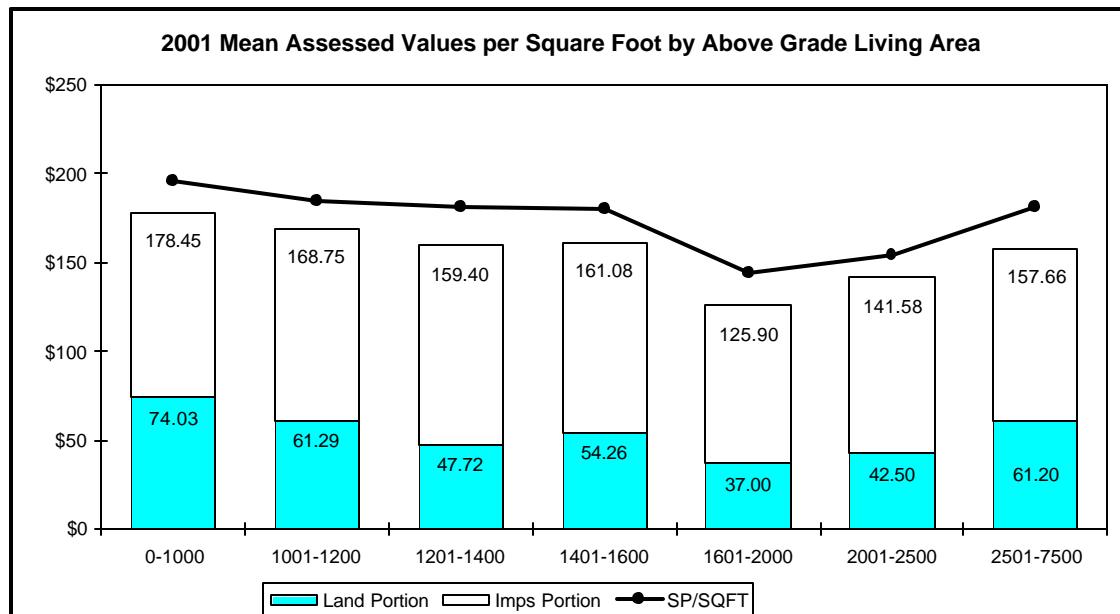
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



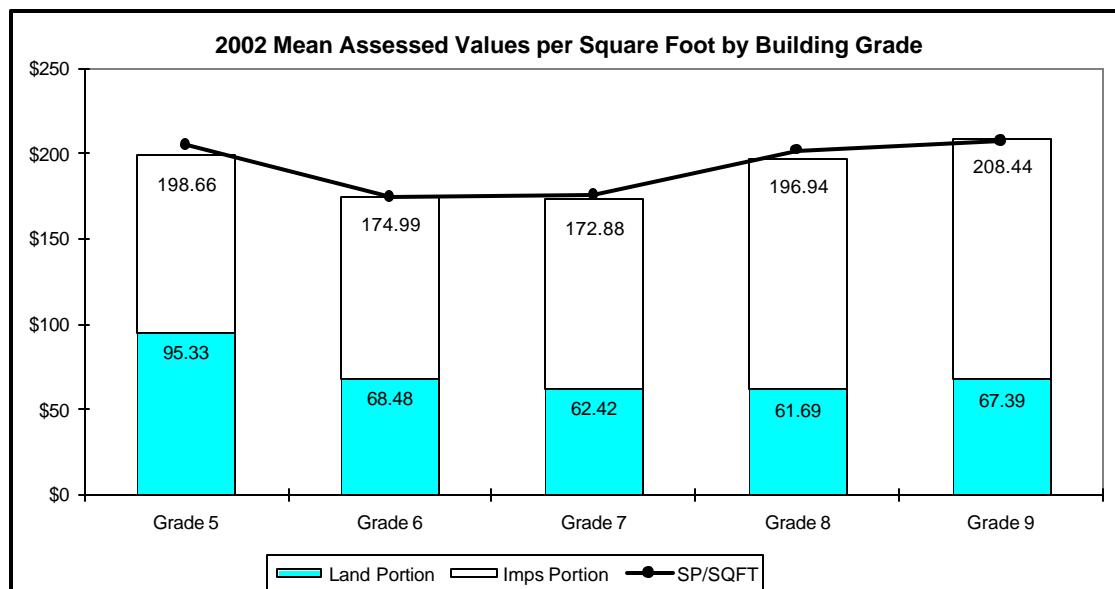
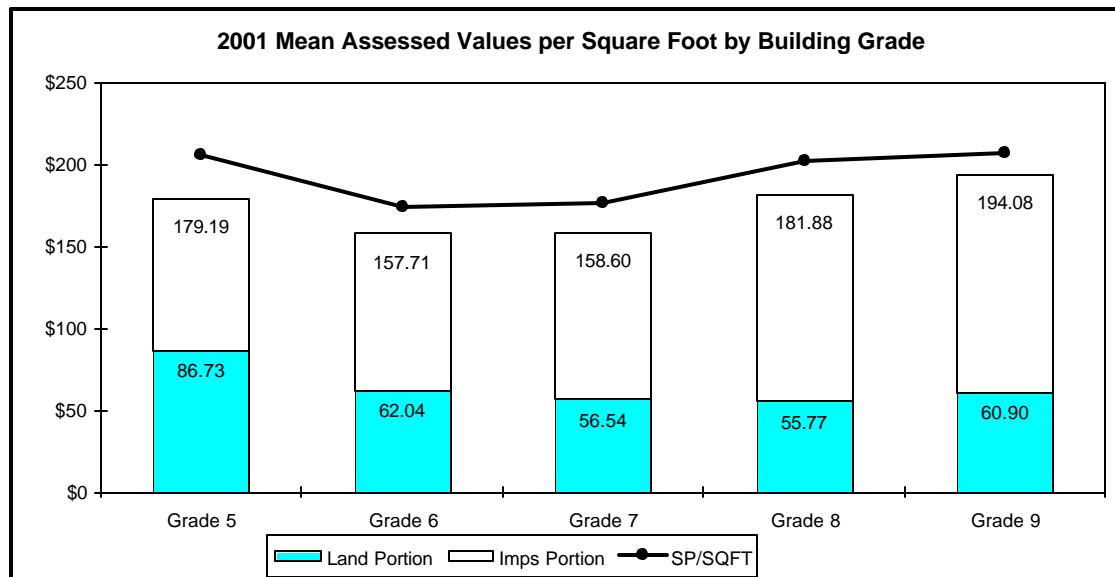
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (6 usable land sales) in area 22 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.8985732$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.112$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 315 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic based and neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance improvements that were built or renovated between 1996-2000 and building grade 8 or 9, building grade 7 improvements with 1000 sqft. or less above grade living area had higher average ratio (assessed value/ sales price) than other improvements and formula adjusts value upward less than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.8985732 + (0.07135276 if Grade 8 or 9 and year built or renovation 1996-2000) + (0.05414112 if building grade 7 and above grade living area less than or equal 1000 sqft.))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.112) + (2001 Imps Value * 1.09)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

If improvements on “exception parcels” (poor condition or % net condition), then

“2002 Total Value = (2001 Land Value*1.112) +(2001 Imps Value *1.00)

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value *1.0) +(2001 Imp Value * 1.09)

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 22 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.3%

**Building Grade 8 or 9
and Year Built or
renovation 1996-2000**

Yes

% Adjustment

-8.2%

**Grade 7 Above Grade
Living Area Less than
or equal to 1000**

Yes

% Adjustment

-6.3%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home that is built or renovated from 1996-2000 and building grade 8 or 9 would receive approximately a net 3.1% upward adjustment (11.3% overall - 8.2 % Year Built 1996-2000 and Grade 8 or 9). Approximately 3.4% of total population would get this adjustment.

A home with above grade living area less than or equal to 1000 sqft and building grade 7 would receive 5.0% upward adjustment. Approximately 9.4% of population would get this adjustment.

Approximately, 87% of the population in the area 22 are adjusted by the overall alone. There are 3798 parcels with one improvement that has 1-3 living units.

This area was physically inspected in 1999.

Area 22 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	10	0.858	0.952	10.9%	0.846	1.057
6	90	0.905	1.004	11.0%	0.981	1.027
7	152	0.893	0.978	9.5%	0.958	0.998
8	52	0.900	0.973	8.1%	0.947	0.999
9	11	0.937	1.011	7.9%	0.978	1.043
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	26	0.826	0.915	10.8%	0.849	0.981
1921-1940	25	0.913	1.005	10.0%	0.959	1.051
1941-1960	155	0.907	0.997	10.0%	0.980	1.015
1961-1980	47	0.892	0.983	10.2%	0.949	1.018
1981-1990	11	0.863	0.955	10.8%	0.873	1.037
1991-2002	51	0.922	0.983	6.7%	0.958	1.008
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	262	0.900	0.983	9.2%	0.969	0.997
Good	52	0.895	0.989	10.4%	0.956	1.022
Very Good	1	0.846	0.938	10.8%	N/A	N/A
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	242	0.904	0.988	9.4%	0.974	1.002
1.5	39	0.862	0.955	10.9%	0.910	1.001
2	33	0.907	0.985	8.6%	0.943	1.026
3	1	0.938	1.044	11.3%	N/A	N/A
Year Built or Renovation 1996-2000 and Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
7	4	0.895	0.994	11.1%	0.664	1.324
8	21	0.955	0.983	2.9%	0.943	1.022
9	6	1.007	1.037	2.9%	0.981	1.092
Waterfront Location	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	301	0.902	0.986	9.3%	0.973	0.999
Y	14	0.875	0.970	10.8%	0.914	1.026

Area 22 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

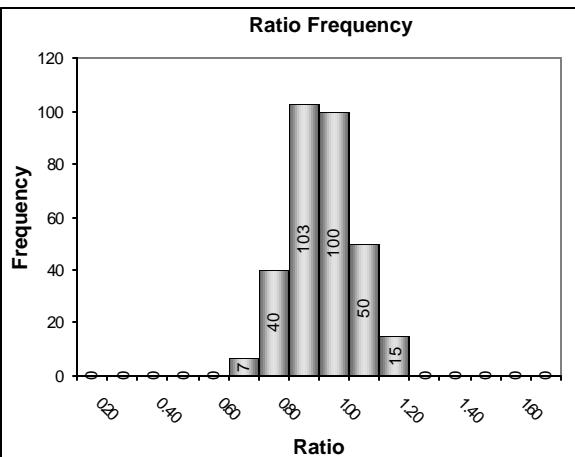
It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1000	108	0.912	0.988	8.2%	0.966	1.010
1001-1200	57	0.916	1.012	10.5%	0.981	1.043
1201-1400	60	0.878	0.964	9.8%	0.940	0.987
1401-1600	41	0.896	0.986	10.0%	0.952	1.019
1601-2000	25	0.871	0.961	10.3%	0.894	1.027
2001-2500	19	0.923	0.994	7.7%	0.945	1.044
2501-7500	5	0.869	0.966	11.2%	0.880	1.053
Above Grade Living Area Less than or equal to 1000 sqft. and Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	9	0.855	0.948	10.9%	0.828	1.068
6	56	0.893	0.990	10.9%	0.962	1.018
7	42	0.944	0.988	4.7%	0.949	1.027
8	1	0.938	1.044	11.2%	N/A	N/A
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	224	0.900	0.982	9.1%	0.967	0.996
Y	91	0.898	0.987	9.9%	0.962	1.012
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	41	0.924	1.014	9.8%	0.976	1.053
3	129	0.898	0.981	9.2%	0.961	1.001
4	42	0.887	0.980	10.5%	0.944	1.016
5	103	0.899	0.978	8.8%	0.956	0.999
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-5000	38	0.904	0.987	9.1%	0.946	1.027
5001-6000	90	0.895	0.977	9.2%	0.955	1.000
6001-7000	60	0.913	1.010	10.6%	0.979	1.040
7001-8000	48	0.875	0.960	9.7%	0.934	0.985
8001-12000	62	0.903	0.985	9.0%	0.954	1.016
12001-20000	12	0.919	0.986	7.4%	0.907	1.065
20001 - +	5	0.868	0.963	11.0%	0.756	1.171

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2001	Date of Report: 8/13/2002	Sales Dates: 1/2000 - 12/2001
Area 22	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 315 Mean Assessed Value 199,700 Mean Sales Price 222,100 Standard Deviation AV 83,609 Standard Deviation SP 98,697			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.912 Median Ratio 0.906 Weighted Mean Ratio 0.899			
UNIFORMITY			
Lowest ratio 0.645 Highest ratio: 1.168 Coefficient of Dispersion 9.54% Standard Deviation 0.107 Coefficient of Variation 11.73%			
RELIABILITY			
95% Confidence: Median Lower limit 0.890 Upper limit 0.923 95% Confidence: Mean Lower limit 0.900 Upper limit 0.924			
SAMPLE SIZE EVALUATION			
N (population size) 3798 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.107 Recommended minimum: 18 Actual sample size: 315 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 161 # ratios above mean: 154 Z: 0.394 Conclusion: Normal*			
*i.e. no evidence of non-normality			



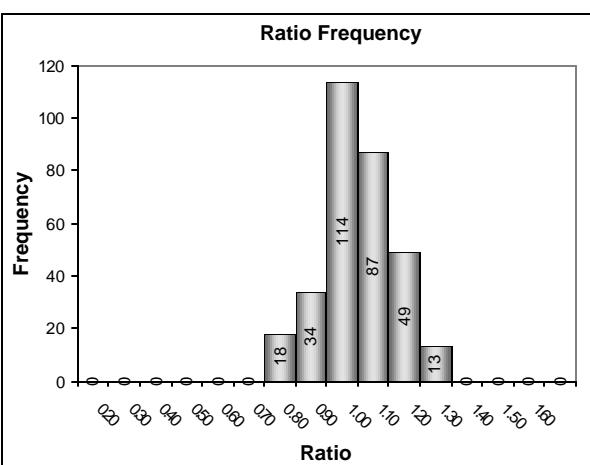
COMMENTS:

Single Family Residences throughout area 22.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2002	Date of Report: 8/13/2002	Sales Dates: 1/2000 - 12/2001
Area 22	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 315 Mean Assessed Value 218,600 Mean Sales Price 222,100 Standard Deviation AV 92,335 Standard Deviation SP 98,697			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.990 Weighted Mean Ratio 0.984			
UNIFORMITY			
Lowest ratio 0.717 Highest ratio: 1.297 Coefficient of Dispersion 9.15% Standard Deviation 0.114 Coefficient of Variation 11.42% Price Related Differential (PRD) 1.014			
RELIABILITY			
95% Confidence: Median Lower limit 0.976 Upper limit 1.006			
95% Confidence: Mean Lower limit 0.985 Upper limit 1.010			
SAMPLE SIZE EVALUATION			
N (population size) 3798 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.114 Recommended minimum: 21 Actual sample size: 315 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 164 # ratios above mean: 151 Z: 0.732 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 22.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 22
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	712930	5225	08/21/01	100000	530	0	5	1918	3	5500	0	0	9430 50TH AV S
2	712930	5142	07/05/01	141000	680	0	6	1950	3	5610	0	0	9315 RENTON AV S
2	681060	0035	03/15/00	120000	730	0	6	1947	3	6490	0	0	10223 51ST AV S
2	681060	0020	10/19/00	167700	850	300	6	1948	3	7906	0	0	10212 BEACON AV S
2	103500	0055	02/16/01	198508	1140	0	6	1902	3	38514	0	0	4722 S BOND ST
2	103500	0128	09/27/00	148000	1270	0	6	1964	3	8640	0	0	4719 S BOND ST
2	918820	1166	04/06/00	159950	1420	0	6	1950	3	8951	0	0	9335 RENTON AV S
2	2078000	0110	02/24/00	192600	680	680	7	1926	3	17550	2	0	11136 49TH AV S
2	547680	0201	02/10/00	140000	730	500	7	1948	3	17157	0	0	4920 S 107TH ST
2	712930	5070	02/02/00	195615	1040	1000	7	1954	3	9477	0	0	9303 RENTON AV S
2	785900	0075	12/28/01	210000	1040	350	7	1960	3	20370	2	0	10005 46TH AV S
2	322620	0095	02/21/01	213000	1060	600	7	1952	3	7000	5	0	9269 SPEAR PL S
2	547680	0132	04/10/00	182000	1120	800	7	1964	3	7130	2	0	10710 49TH AV S
2	414430	0014	11/16/00	256000	1220	780	7	1988	3	7215	0	0	4837 S GAZELLE ST
2	2032304	9175	08/22/00	183000	1230	0	7	1957	4	8000	0	0	4651 S GAZELLE ST
2	785860	0020	10/17/01	189500	1270	0	7	1959	3	7920	0	0	4646 S COOPER ST
2	2212470	0488	04/26/00	189000	1310	660	7	2000	3	3562	0	0	9032 VALDEZ AV S
2	2032304	9135	01/06/01	215000	1450	800	7	1983	3	10049	6	0	9642 A BEACON AV S
2	103500	0071	03/14/01	207500	1540	0	7	1989	3	7662	0	0	9682 BEACON AV S
2	2032304	9153	12/26/00	182500	1550	0	7	1957	3	5500	0	0	4610 S GAZELLE ST
2	2032304	9043	07/09/01	232000	1560	520	7	1971	3	7287	0	0	4815 S ROXBURY ST
2	2032304	9013	02/16/01	201030	1610	770	7	1963	3	10200	0	0	10117 BEACON AV S
2	2032304	9192	06/18/01	225000	1710	680	7	1965	3	8976	0	0	4747 S VICTOR ST
2	918820	1242	01/13/01	245000	1750	600	7	1966	3	6000	0	0	9425 50TH AV S
2	334840	1741	01/10/01	205000	1830	250	7	1907	3	28500	2	0	4928 S 113TH ST
2	918820	0680	02/08/01	248538	2340	0	7	2001	3	3868	2	0	9303 MARCUS AV S
2	2032304	9009	01/07/00	265000	2440	0	7	1935	3	26441	5	0	9818 BEACON AV S
2	2032304	9265	09/18/01	269500	1310	870	8	2001	3	7200	0	0	4909 S PILGRIM ST

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2032304	9262		11/19/01	275000	1310	870	8	2001	3	7200	0	0	4913 S PILGRIM ST
2032304	9257		05/08/00	246500	1320	950	8	2000	3	10657	0	0	9938 BEACON AV S
2785860	0065		03/14/01	269888	1320	920	8	2001	3	7875	0	0	10015 BEACON AV S
2785860	0066		03/26/01	269888	1320	920	8	2001	3	7662	0	0	10009 BEACON AV S
2032304	9247		05/01/01	269888	1320	870	8	2001	3	7320	0	0	5001 S PILGRIM ST
2032304	9264		06/19/01	269500	1320	870	8	2001	3	7200	0	0	4901 S PILGRIM ST
2032304	9251		06/21/01	250000	1490	1020	8	1990	3	11709	0	0	10002 BEACON AV S
2078000	0071		04/01/00	200000	1650	0	8	1980	3	17550	4	0	11108 49TH AV S
2212270	0109		08/13/01	351500	1700	700	8	1980	3	5400	5	0	9136 SPEAR PL S
2032304	9144		03/26/01	255000	1790	640	8	1993	3	7462	0	0	5018 S RYAN ST
2918820	0670		07/11/00	224760	2330	0	8	2000	3	3868	0	0	9311 MARCUS AV S
2918820	0665		03/29/00	218000	2360	0	8	2000	3	3868	0	0	9315 MARCUS AV S
2918820	0660		03/20/00	225000	2460	0	8	2000	3	3868	0	0	9319 MARCUS AV S
3712930	0372		11/20/00	123000	530	0	5	1951	3	5311	0	0	10028 62ND AV S
3712930	2540		03/28/00	118000	540	0	5	1937	3	5650	0	0	9632 60TH AV S
3712930	4375		09/07/01	134000	590	0	5	1944	3	5650	0	0	9330 52ND AV S
3387890	0020		08/15/01	174950	700	0	5	1942	3	5400	0	0	10217 64TH AV S
3712930	4200		04/06/01	164000	920	0	5	1906	3	5250	0	0	9344 53RD AV S
3712930	0430		08/31/01	160000	960	0	5	1942	3	5650	0	0	10027 62ND AV S
3712930	4135		01/06/00	170000	1010	0	5	1920	4	5500	0	0	9345 54TH AV S
3077000	0055		01/04/01	173000	740	0	6	1908	3	4000	0	0	9809 57TH AV S
3405940	0715		04/14/00	135000	790	0	6	1944	3	6710	0	0	7315 S 115TH ST
3406000	0080		06/22/00	165000	790	300	6	1945	3	17940	0	0	11410 71ST PL S
3406000	0305		10/05/00	170000	790	240	6	1945	3	6600	0	0	11445 70TH PL S
3406000	0205		03/29/01	127000	790	0	6	1945	3	5640	0	0	11403 71ST PL S
3405940	0105		06/21/01	160000	790	0	6	1944	3	5940	0	0	11208 WOODLEY AV S
3712930	3980		08/30/00	132500	800	0	6	1949	3	5500	0	0	9347 55TH AV S
3712930	0745		11/28/00	155000	800	0	6	1951	3	5650	0	0	9812 60TH AV S
3406000	0285		12/20/01	139950	800	0	6	1945	3	7040	0	0	6920 S 115TH ST

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3406000	0225	09/11/00	144200	810		0	6	1945	3	6600	0	0	11424 69TH PL S
3406000	0150	11/09/01	185000	810		300	6	1945	3	10020	0	0	11445 69TH PL S
3387890	0955	01/03/01	146500	820		0	6	1973	3	5650	0	0	10412 64TH AV S
3712930	0885	11/11/01	212000	820		0	6	1921	3	6893	4	0	9807 63RD AV S
3252090	0120	07/03/01	150000	830		120	6	1940	3	6000	0	0	10231 63RD AV S
3405940	0540	04/20/01	193500	870		300	6	1945	3	11628	0	0	11209 CRESTWOOD DR S
3406000	0240	02/22/00	138000	880		0	6	1945	3	6780	0	0	11440 69TH PL S
3405940	0175	05/10/00	147500	880		0	6	1944	3	6050	0	0	11416 WOODLEY AV S
3405940	0155	08/23/00	163500	880		0	6	1944	3	6050	0	0	11248 WOODLEY AV S
3405940	0390	10/25/00	161000	880		0	6	1945	3	6050	0	0	11414 CRESTWOOD DR S
3406000	0465	11/29/00	152000	880		0	6	1945	3	6050	0	0	7005 S 115TH ST
3406000	0290	08/24/01	152000	880		0	6	1945	3	6600	0	0	11457 70TH PL S
3528520	0035	03/01/00	138000	900		250	6	1906	3	4176	0	0	9631 59TH AV S
3022304	9007	06/26/00	180000	900		500	6	1950	3	6222	0	0	10224 RENTON AV S
3387890	0525	05/11/01	185000	900		0	6	1928	3	5650	0	0	10461 WATERS AV S
3712930	4295	03/21/00	126000	920		0	6	1966	3	4725	0	0	9335 53RD AV S
3712930	0475	09/08/00	145000	920		0	6	1944	3	5650	0	0	10056 61ST AV S
3405940	0515	11/20/01	179500	920		0	6	1944	3	7716	0	0	11205 WOODLEY AV S
3712930	0865	03/20/00	148000	940		0	6	1904	4	6554	0	0	6103 S NORFOLK ST
3712930	2525	06/22/00	193500	960		0	6	1947	3	5650	0	0	9607 61ST AV S
3246640	0005	10/12/00	165000	970		0	6	1970	3	7760	2	0	9664 53RD AV S
3405940	0285	11/29/00	172000	970		0	6	1944	3	5720	0	0	11215 74TH AV S
3712930	4115	05/14/01	180000	990		300	6	1903	3	5500	0	0	9323 54TH AV S
3022304	9068	04/12/00	173500	1040		100	6	1948	3	6000	0	0	6021 S RYAN ST
3712930	1040	02/27/00	175450	1080		0	6	1922	3	5650	4	0	9917 64TH AV S
3712930	0640	03/29/00	159950	1080		0	6	1971	4	5250	0	0	9806 59TH AV S
3387890	0705	02/29/00	225000	1090		200	6	1942	4	5650	3	0	10400 66TH AV S
3712930	0610	09/19/00	165000	1090		300	6	1952	3	7350	0	0	9836 59TH AV S
3405940	0495	04/24/01	168000	1090		0	6	1944	3	7166	0	0	11221 WOODLEY AV S

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3405940	0350	03/14/00	152950	1130		0	6	1945	3	6210	0	0	11244 CRESTWOOD DR S
3405940	0165	03/23/00	157000	1130		0	6	1944	3	6050	0	0	11408 WOODLEY AV S
3406000	0450	08/23/01	160000	1130		0	6	1945	3	6050	0	0	6917 S 115TH ST
3712930	3995	06/29/00	138000	1140		0	6	1950	3	5500	0	0	9359 55TH AV S
3189500	0055	03/09/01	159000	1170		0	6	1925	3	5304	0	0	9644 56TH AV S
3712930	4725	03/06/01	225570	1270		0	6	1902	3	4950	0	0	9280 56TH AV S
3712930	4145	05/02/00	194000	1310		0	6	1911	3	5500	0	0	9355 54TH AV S
3387890	0615	10/25/01	219000	1310		0	6	1912	4	5650	0	0	10427 67TH AV S
3712930	4350	03/29/01	187950	1320		0	6	1947	3	5650	0	0	9354 52ND AV S
3387890	0875	09/20/01	186786	1380		0	6	1917	4	5650	0	0	10427 65TH AV S
3435620	0050	04/06/01	200000	1420		0	6	1907	3	7500	0	0	9630 54TH AV S
3022304	9113	03/22/01	161000	1430		0	6	1956	4	5236	0	0	9616 57TH AV S
3405940	0015	04/14/00	169000	1470		0	6	1944	4	6050	0	0	11414 74TH AV S
3405940	0145	01/25/00	155000	1760		0	6	1944	3	6050	0	0	11240 WOODLEY AV S
3713030	0390	09/14/01	259500	1840		0	6	1910	3	5650	4	0	10018 65TH AV S
3022304	9018	08/16/01	230000	2040		0	6	1900	4	9478	0	0	9742 57TH AV S
3297680	0405	01/17/01	139950	750		0	7	1954	3	7200	0	0	10766 RENTON AV S
3297680	0375	01/25/01	157000	790		0	7	1955	3	6060	0	0	10745 66TH AV S
3252090	0204	06/15/00	151000	820		0	7	1946	3	5985	0	0	10216 63RD AV S
3712930	3675	08/20/01	172500	820		0	7	1923	4	5250	1	0	9361 57TH AV S
3387890	0178	02/07/01	177000	870		0	7	1947	3	5424	2	0	10219 66TH AV S
3806700	0095	12/26/01	241500	930	600	7	1952	3	13640	0	0	10028 59TH AV S	
3712930	4630	07/25/00	179500	940		0	7	1926	3	5600	1	0	5502 S FLETCHER ST
3712930	0170	07/21/00	179500	950		0	7	1953	4	5650	1	0	10039 64TH AV S
3297680	0250	06/07/00	199950	960	200	7	1955	3	11700	0	0	10701 68TH AV S	
3712930	3685	09/19/00	192000	960	290	7	1959	3	5250	0	0	9365 57TH AV S	
3189500	0080	05/14/01	165000	960	0	7	1952	3	5100	0	0	9618 56TH AV S	
3297680	0205	06/13/00	150000	970	330	7	1955	3	9660	0	0	10763 68TH AV S	
3297680	0215	10/24/01	179950	970	320	7	1955	3	8763	0	0	10749 68TH AV S	

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3713030	0400	05/25/01	230000	980	300	7	1948	3	5650	4	0	10012 65TH AV S	
3712930	0605	06/22/00	187888	990	610	7	1952	3	5775	0	0	9904 59TH AV S	
3252090	0370	06/07/00	130000	990	0	7	1963	3	2752	0	0	10400 RENTON AV S	
3712930	2436	05/10/01	201000	990	0	7	1947	3	6328	0	0	9637 60TH AV S	
3212370	0338	09/25/01	141000	990	0	7	1965	3	6600	0	0	4608 S DIRECTOR ST	
3387890	0970	04/07/00	174950	1000	0	7	1940	4	5450	1	0	10401 64TH AV S	
3297680	0010	07/30/01	210000	1010	0	7	1955	3	8892	0	0	10624 68TH AV S	
3712930	3595	01/12/00	140000	1040	0	7	1951	3	5250	0	0	9316 57TH AV S	
3297680	0335	12/12/00	169950	1060	0	7	1955	3	6840	0	0	6515 S HAZEL ST	
3387890	0175	12/14/00	219000	1060	0	7	1947	3	5650	2	0	10215 66TH AV S	
3712930	3440	06/20/01	220500	1060	0	7	1948	3	7006	0	0	9515 59TH AV S	
3387890	0040	06/22/00	198500	1090	570	7	1951	3	5400	0	0	10237 64TH AV S	
3712930	0955	06/15/00	194950	1130	400	7	1956	3	5650	1	0	9838 62ND AV S	
3712930	4255	03/03/00	180000	1140	600	7	1956	3	4585	0	0	5309 S FLETCHER ST	
3713130	0266	04/24/01	248000	1150	780	7	1993	3	4800	0	0	9915 59TH AV S	
3712930	1090	12/28/01	270000	1160	480	7	1963	3	5650	4	0	9838 63RD AV S	
3297680	0095	10/23/00	167000	1170	200	7	1954	3	8890	0	0	10800 RENTON AV S	
3112304	9092	03/28/01	180000	1180	840	7	1949	3	4818	0	0	11444 RENTON AV S	
3712930	4091	02/11/00	145000	1190	0	7	1953	3	6710	0	0	9309 54TH AV S	
3712930	4100	11/29/01	220000	1200	420	7	1958	3	7150	2	0	9315 54TH AV S	
3212270	0070	06/28/00	217000	1210	770	7	2000	3	6600	1	0	9037 46TH AV S	
3231260	0030	07/17/01	237500	1220	590	7	1986	3	7200	0	0	6717 S 112TH ST	
3387890	0650	04/24/00	221500	1260	1210	7	1951	3	5650	3	0	6604 S BANGOR ST	
3712930	0785	09/05/00	220000	1260	500	7	1957	3	5650	0	0	9827 62ND AV S	
3712930	2240	04/07/00	280000	1270	940	7	1965	3	6554	0	0	6004 S NORFOLK ST	
3712930	0515	05/03/00	180000	1270	0	7	1952	3	5650	0	0	10018 61ST AV S	
3022304	9124	04/09/01	244450	1270	300	7	1963	3	7564	0	0	5718 S PILGRIM ST	
3712930	2320	12/15/01	186000	1270	0	7	1950	3	5650	0	0	9739 60TH AV S	
3022304	9101	06/19/00	179000	1290	0	7	1954	3	8228	0	0	9614 58TH AV S	

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3712930	0555	09/19/01	235000	1290	320	7	1929	3	5650	0	0	9823 60TH AV S	
3387890	0830	07/24/01	289000	1310	0	7	1910	3	5650	7	0	10416 65TH AV S	
3022304	9050	12/19/00	187950	1380	0	7	1953	3	7182	0	0	9606 58TH AV S	
3387890	0995	12/15/00	222000	1440	90	7	1954	3	5450	0	0	10427 64TH AV S	
3713030	0600	06/21/00	300000	1540	0	7	1914	3	5085	4	0	10036 64TH AV S	
3189500	0015	03/30/01	230000	1620	0	7	1912	3	5100	0	0	9615 57TH AV S	
3387890	0360	06/02/00	320000	1780	0	7	1914	3	6000	4	0	10206 66TH AV S	
3712930	0800	03/19/01	200000	1880	0	7	1949	3	7345	0	0	9845 62ND AV S	
3712930	5100	08/14/01	370000	3340	220	7	1966	4	6572	2	0	9317 51ST AV S	
3297680	1025	11/10/00	249950	1040	500	8	1955	3	7911	1	0	6601 S BANGOR ST	
3022304	9141	07/31/00	239000	1120	780	8	2000	3	5551	0	0	9744 57TH AV S	
3022304	9142	08/25/00	244950	1120	780	8	2000	3	5551	0	0	9746 57TH AV S	
3246640	0055	04/05/01	245000	1240	800	8	1998	3	4363	0	0	9672 RENTON AV S	
3189500	0225	11/16/01	261000	1240	800	8	2001	3	3775	0	0	5421 S ROXBURY ST	
3713030	0150	12/28/01	257500	1250	400	8	1951	3	6180	4	0	10037 WATERS AV S	
3022304	9140	06/14/00	257000	1290	960	8	2000	3	5000	0	0	10220 RENTON AV S	
3387890	0115	08/24/01	299000	1320	620	8	1955	3	5650	3	0	10236 64TH AV S	
3435620	0174	01/10/01	268500	1390	860	8	2000	3	5000	0	0	9673 54TH AV S	
3712930	1075	05/09/01	281000	1450	150	8	1931	3	6554	4	0	9856 63RD AV S	
3712930	0985	06/26/01	339850	2580	0	8	1993	3	5989	1	0	9822 62ND AV S	
3806700	0019	05/22/00	259880	1320	860	9	2000	3	5790	0	0	10033 A 61ST AV S	
3806700	0016	08/22/00	259880	1320	860	9	2000	3	5008	0	0	10035 B 61ST AV S	
3387890	0030	03/22/00	335500	2370	0	9	2000	3	5423	5	0	10227 64TH AV S	
3806700	0018	03/24/00	269880	2410	0	9	2000	3	5021	0	0	10035 A 61ST AV S	
3806700	0017	05/15/00	310000	2410	950	9	2000	3	5004	0	0	10033 B 61ST AV S	
3387890	0300	06/26/01	415800	2480	0	9	2001	3	5000	4	0	10237 WATERS AV S	
4807300	0540	12/27/01	150000	620	0	5	1945	3	4839	3	0	10044 RAINIER AV S	
4712930	1600	10/10/00	175000	700	0	6	1922	3	6250	4	0	9853 RAINIER AV S	
4712930	3120	07/28/00	145000	810	0	6	1950	3	4300	0	0	9558 WATERS AV S	

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4807000	0255	07/13/00	163500	820	400	6	1951	3	3500	0	0	9516 WATERS AV S	
4807000	0100	06/15/00	135000	870	0	6	1918	3	5280	0	0	9287 ITHACA PL S	
4712930	3121	05/25/00	193290	980	300	6	1948	4	6000	0	0	9562 WATERS AV S	
4807100	0055	06/25/01	223000	1010	0	6	1925	4	5700	1	0	9321 LIMA TER S	
4807100	0025	09/27/01	168100	1060	300	6	1922	3	5687	0	0	5817 S FLETCHER ST	
4222040	0090	07/12/00	456500	1130	500	6	1928	4	6540	8	6	10616 RAINIER AV S	
4807300	0300	08/31/00	162500	810	0	7	1955	3	4960	3	0	10105 RAINIER AV S	
4712930	0120	10/24/01	205000	910	400	7	1956	3	6000	8	0	7210 S RYAN ST	
4222040	0210	02/10/00	400000	1000	1000	7	1964	3	2740	8	6	10818 RAINIER AV S	
4712930	3000	04/27/00	210000	1000	400	7	1945	4	10080	4	0	6132 S KEPPLER ST	
4713030	0690	05/24/01	182500	1080	0	7	1968	3	6250	4	0	9909 RAINIER AV S	
4713030	1095	02/11/00	264000	1130	800	7	1950	3	5775	5	0	10050 WATERS AV S	
4405820	1550	12/14/00	625000	1180	880	7	1962	3	4980	8	6	10878 RAINIER AV S	
4712930	0010	11/06/00	232000	1260	0	7	1912	4	5250	3	0	7207 S TAFT ST	
4806900	0140	04/12/01	300000	1410	800	7	1962	4	6700	3	0	10315 RAINIER AV S	
4712930	1955	02/23/01	280000	1420	300	7	1942	3	5250	8	0	9738 WATERS AV S	
4806900	0015	08/14/01	542500	1460	1000	7	1961	4	5150	8	6	10314 RAINIER AV S	
4712930	3315	10/22/01	259900	1490	400	7	1926	3	6150	0	0	6001 S CARVER ST	
4062305	9014	07/11/01	527500	1580	0	7	1950	3	6138	8	6	11148 RAINIER AV S	
4807100	0105	02/01/01	265000	1640	0	7	1927	4	3854	0	0	5914 S CARVER ST	
4712930	2805	09/17/01	285000	1770	600	7	1955	3	8160	4	0	9675 RAINIER AV S	
4712930	1549	09/14/01	300000	1800	0	7	1968	4	6250	4	0	9809 RAINIER AV S	
4712930	3355	04/04/00	349950	1830	0	7	1911	3	9396	6	0	9605 RAINIER AV S	
4222040	0150	03/13/00	550000	2180	0	7	1956	3	6630	8	6	10656 RAINIER AV S	
4712930	1274	08/08/00	455000	720	720	8	1976	3	6110	12	6	10212 RAINIER AV S	
4222040	0025	02/23/01	639500	1260	1260	8	1947	3	6000	8	6	10420 RAINIER AV S	
4712930	1455	05/02/00	275000	1300	1000	8	1959	3	5650	6	0	9857 ARROWSMITH AV S	
4712930	1910	03/28/00	330000	1470	940	8	1966	4	6554	5	0	9773 ARROWSMITH AV S	
4712930	0130	09/17/01	385000	1480	1220	8	1991	4	6960	8	0	7200 S RYAN ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	713030	0805	06/28/01	335000	1500	1000	8	1953	3	8475	4	0	10050 ARROWSMITH AV S
4	524180	0060	02/14/01	301000	1730	800	8	1959	3	6549	6	0	9306 MAYES CT S
4	807300	0630	07/27/01	565000	2020	740	8	1976	3	1422	8	6	9924 RAINIER AV S
4	807300	0575	10/22/01	800000	2200	0	8	1983	4	9450	8	6	10116 RAINIER AV S
4	807300	0315	03/26/01	315000	2320	0	8	1997	3	5700	3	0	10120 CORNELL AV S
4	222040	0040	06/22/01	566750	2580	0	8	1960	3	4360	8	6	10444 RAINIER AV S
4	222040	0170	08/25/00	745000	1570	1330	9	1978	3	9394	8	6	10674 RAINIER AV S
4	713030	1250	07/10/01	479990	2220	1240	9	2001	3	6780	4	0	9844 ARROWSMITH AV S
4	712930	1675	06/21/01	625000	2530	0	9	1984	3	1100	6	6	9856 RAINIER AV S
4	712930	3115	03/08/00	634000	3200	0	9	1983	4	1250	8	6	9674 RAINIER AV S
5	252090	0345	06/29/00	142500	780	0	5	1928	4	8300	4	0	10421 RENTON AV S
5	335240	0567	04/25/00	118800	670	0	6	1946	3	3600	0	0	5354 S LEO ST
5	335240	0005	06/16/00	103000	720	0	6	1940	3	6825	2	0	10612 51ST AV S
5	335240	0060	08/24/00	125000	720	0	6	1986	3	8970	0	0	10627 53RD AV S
5	713130	0320	02/28/01	136500	730	0	6	1945	3	8301	0	0	9940 51ST AV S
5	335240	1000	02/23/00	164000	750	300	6	1949	3	7200	0	0	11112 56TH AV S
5	335240	0901	09/19/00	142500	760	0	6	1942	3	7600	0	0	5624 S AVON ST
5	335240	1485	01/19/00	133000	770	0	6	1949	3	5000	0	0	11158 BEACON AV S
5	335240	2271	03/31/00	169950	780	0	6	1950	4	5000	0	0	11750 BEACON AV S
5	936870	0186	04/06/01	169000	780	830	6	1944	3	3792	0	0	5528 S LEO ST
5	334840	1030	05/23/01	187500	790	0	6	1954	3	21510	0	0	5135 S AUGUSTA ST
5	936870	0267	04/20/00	156000	800	800	6	1943	3	2795	0	0	5630 S FOUNTAIN ST
5	547620	0192	10/12/00	149999	860	0	6	1935	3	14528	0	0	5147 S CRESTON ST
5	936870	0161	11/29/00	146880	880	0	6	1968	3	10360	0	0	10735 56TH AV S
5	806800	0541	10/18/00	140000	940	0	6	1951	4	4800	0	0	10516 55TH AV S
5	335240	1720	04/11/00	155000	960	0	6	1941	4	6500	0	0	11200 BEACON AV S
5	297680	0748	09/27/00	158900	980	0	6	1959	3	6618	0	0	10621 RENTON AV S
5	297680	0776	03/27/00	149000	1030	0	6	1959	4	6490	0	0	6300 S HAZEL ST
5	806800	0230	12/12/00	220000	1040	300	6	1949	3	10000	0	0	10434 57TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5936870	0385	09/29/00	195000	1130	840	6	1977	3	14381	0	0	10736 57TH AV S	
5806800	0280	01/25/00	238000	1300	0	6	1908	4	10000	0	0	10449 57TH AV S	
5547620	0157	08/03/01	160000	1560	0	6	1908	4	6166	0	0	5353 S CRESTON ST	
5334840	1370	04/04/00	225000	1700	0	6	1938	4	13560	0	0	5533 S WALLACE ST	
5297680	0835	05/18/01	152500	750	0	7	1954	3	7020	0	0	6106 S HAZEL ST	
5806800	0537	05/29/01	150000	810	170	7	1951	3	6320	2	0	10528 55TH AV S	
5335240	2071	09/22/00	132000	820	0	7	1955	4	7200	0	0	11229 59TH AV S	
5297680	0590	12/19/01	156000	840	0	7	1954	3	7475	0	0	10665 63RD AV S	
5022304	9084	10/01/01	226950	850	0	7	1963	3	7350	0	0	10238 59TH AV S	
5444040	0155	09/18/00	159000	880	400	7	1961	4	5100	0	0	5909 S EASTWOOD DR	
5547620	0126	12/13/01	205000	900	440	7	1989	3	7200	0	0	5156 S CRESTON ST	
5335240	0850	03/27/00	143950	910	0	7	1980	3	11400	0	0	5713 S LEO ST	
5335240	0855	05/08/00	140000	910	0	7	1980	3	11400	0	0	5717 S LEO ST	
5297680	0595	03/30/00	146000	950	0	7	1954	3	15190	0	0	10671 63RD AV S	
5334840	1663	07/23/01	174000	950	0	7	1971	3	9550	2	0	11321 51ST AV S	
5297680	0540	04/05/00	135800	960	0	7	1954	3	7440	0	0	10746 63RD AV S	
5335240	0287	05/22/00	137000	960	0	7	1955	3	7350	0	0	10711 55TH AV S	
5806800	0412	09/25/00	175000	970	400	7	1954	3	4600	0	0	5604 S BANGOR ST	
5335240	2270	03/27/00	147000	980	0	7	1950	3	5500	0	0	11744 BEACON AV S	
5334840	1583	04/19/00	138000	990	800	7	1947	3	9075	2	0	11125 53RD AV S	
5806800	0385	04/20/00	218500	1000	0	7	1912	3	10000	0	0	10440 56TH AV S	
5335240	1760	04/05/00	140000	1010	0	7	1956	3	7000	0	0	11608 BEACON AV S	
5335240	1077	04/12/01	170000	1040	0	7	1959	4	6168	0	0	5331 S AVON ST	
5297680	0700	10/11/01	182000	1040	310	7	1954	3	7440	0	0	10744 62ND AV S	
5444040	0006	10/04/00	189950	1060	720	7	1956	4	6240	0	0	5902 S EASTWOOD DR	
5444040	0020	10/10/00	171000	1080	0	7	1957	3	6000	0	0	5920 S EASTWOOD DR	
5126270	0040	02/01/00	150000	1090	0	7	1962	3	9702	3	0	5162 S WALLACE ST	
5806800	0035	04/27/00	302209	1100	900	7	1954	3	10637	7	0	10221 59TH AV S	
5334840	1363	04/23/01	151500	1100	0	7	1955	4	8750	0	0	11813 BEACON AV S	

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5022304	9080	12/13/01	229900	1120		0	7	1952	4	6552	0	0	10463 RENTON AV S
5335240	1175	01/25/00	155000	1140		0	7	1955	3	7000	0	0	11106 LUTHER AV S
5335240	0700	09/26/00	160000	1180		0	7	1955	3	11400	0	0	5345 S LEO ST
5335240	2101	07/31/00	154500	1200		0	7	1959	3	8250	0	0	11255 59TH AV S
5022304	9069	01/22/01	194000	1200		0	7	1952	3	8700	0	0	10230 59TH AV S
5936870	0320	02/24/00	178500	1220	100	7	1954	4	9570	0	0	10702 56TH AV S	
5335240	0325	03/13/01	195000	1220		0	7	1931	4	8345	2	0	5332 S FOUNTAIN ST
5806800	0639	07/26/00	229000	1240	720	7	1994	3	8461	0	0	10318 55TH AV S	
5334840	1412	09/05/01	166900	1240		0	7	1956	4	4752	0	0	11632 54TH AV S
5335240	0160	10/24/01	170000	1240		0	7	1969	3	7620	0	0	5323 S BANGOR ST
5297680	0855	09/19/00	178950	1250		0	7	1954	3	8610	0	0	6115 S HAZEL ST
5335240	1705	10/24/00	164000	1250		0	7	1962	3	7200	0	0	5227 S AVON ST
5126270	0020	09/25/01	227000	1250	1250	7	1962	4	10300	2	0	5153 S 117TH ST	
5547620	0070	05/04/00	239850	1270	680	7	1931	5	13158	0	0	5113 S RUGGLES ST	
5056100	0235	01/22/01	190000	1300		0	7	1973	3	6555	0	0	6003 S BANGOR ST
5334840	1608	09/15/01	288000	1320	1320	7	1999	3	8238	2	0	5135 S AVON ST	
5335240	0070	01/29/01	200000	1340	300	7	1963	4	7280	5	0	5144 S HAZEL ST	
5921840	0115	11/20/01	220000	1340	700	7	1960	4	5000	6	0	5725 S VICTOR ST	
5444040	0045	03/20/01	240000	1390		0	7	1956	4	6000	0	0	10705 61ST AV S
5297680	0860	12/27/00	188000	1400		0	7	1954	3	7560	0	0	10709 62ND AV S
5335240	0600	05/19/00	235000	1410		0	7	1966	4	6240	0	0	11016 BEACON AV S
5335240	2005	03/28/01	215000	1410	200	7	1953	3	10560	0	0	11249 57TH AV S	
5713130	0227	09/19/01	266880	1430	1020	7	2001	3	5175	0	0	9837 RENTON AV S	
5713130	0226	03/29/01	275000	1450	1020	7	2001	3	5029	0	0	9833 RENTON AV S	
5713130	0228	04/09/01	283500	1470	1020	7	2001	3	5203	0	0	9839 RENTON AV S	
5334840	1481	12/01/00	195000	1480		0	7	1958	3	9475	0	0	11637 BEACON AV S
5335240	1200	02/25/00	170000	1500		0	7	1957	3	6000	0	0	11122 LUTHER AV S
5334840	1360	09/18/00	177000	1520		0	7	1955	4	8195	0	0	11821 BEACON AV S
5335240	1067	07/26/00	258000	1550	1280	7	1982	3	7200	0	0	5606 S AUGUSTA ST	

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5232880	0054	02/25/00	219500	1580	1500	7	1965	3	9400	0	0	5336 S RUGGLES ST	
5335240	0616	02/05/01	160000	1600	0	7	1943	4	11780	0	0	5123 S LEO ST	
5056100	0440	04/18/00	252000	1690	600	7	1967	3	6900	0	0	10609 61ST AV S	
5806800	0180	12/14/01	323900	1750	0	7	1999	3	6750	7	0	5727 S PRENTICE ST	
5335240	0623	09/05/00	215097	1790	0	7	1994	3	7200	0	0	5141 S LEO ST	
5334840	0742	08/13/01	220000	1790	0	7	1993	3	9933	0	0	5120 S WALLACE ST	
5056100	0430	11/14/01	235800	1790	500	7	1960	3	6900	0	0	10615 61ST AV S	
5335240	1021	08/27/01	265000	2150	0	7	1959	3	8757	0	0	5653 S AVON ST	
5806800	0095	06/21/01	295000	2430	0	7	1963	3	10000	5	0	10230 57TH AV S	
5335240	0545	06/25/01	257000	1200	890	8	1999	3	10169	0	0	5327 S FOUNTAIN ST	
5334840	1395	05/05/00	220000	1310	0	8	1999	3	9605	2	0	5320 S WALLACE ST.	
5051100	0050	08/20/01	231000	1340	510	8	1968	3	5280	4	0	10620 62ND AV S	
5039300	0370	07/30/01	255000	1350	1350	8	1960	3	7980	0	0	10412 59TH AV S	
5936870	0084	03/22/01	274950	1390	960	8	2000	3	8644	0	0	10628 56TH AV S	
5335240	0645	10/25/01	225000	1420	250	8	1956	3	6650	0	0	5220 S AVON ST	
5806800	0145	06/23/00	239500	1450	900	8	1961	4	10000	0	0	10435 59TH AV S	
5039300	0360	07/21/00	257500	1450	1010	8	1959	3	7900	0	0	10402 59TH AV S	
5806800	0595	03/22/00	245000	1497	940	8	1999	3	7015	0	0	10437 56TH AV S	
5936870	0048	01/19/01	273000	1520	950	8	2000	3	7301	0	0	10629 59TH AV S	
5547620	0013	02/06/01	270000	1530	960	8	2000	3	14212	0	0	5128 S RUGGLES ST	
5547620	0014	03/23/01	272000	1530	960	8	2000	3	9377	0	0	5134 S RUGGLES ST.	
5957810	0290	06/21/01	255000	1810	430	8	2000	3	14362	0	0	5325 S WALLACE ST	
5806800	0736	07/27/01	281000	1950	570	8	1998	3	8973	2	0	5511 S RYAN ST	
5039300	0142	12/12/01	301000	2070	0	8	1999	3	8658	0	0	10430 61ST AVE S.	
5936870	0080	03/28/00	284950	2170	0	8	2000	3	8644	0	0	10622 56TH AV S	
5087400	0030	05/01/00	299950	1470	950	9	2000	3	6334	4	0	10200 59TH AV S	

**Vacant Sales Available to Develop the Valuation Model
Area 22**

There are an insufficient number of vacant sales to develop a valuation model